

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**RECEIVED**

APR - 2 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**DATE:** April 2, 2010

**TO:** Rodion Iwanczuk, Project Manager  
Department of Planning

**FROM:** Lou Mosurak, AICP, Senior Coordinator *LM*

**SUBJECT:** SPEX 2010-0005—Well 14 Stone Eden Property  
First Referral

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**Background**

This Special Exception (SPEX) application seeks approval to utilize an existing well for water supply purposes by the Town of Hamilton. The 1.3-acre site (Well Lot 14) is zoned JLMA-3 and A-3 and is located within the Stone Eden Farm subdivision, southwest of the Town of Hamilton, on the west side of Stone Eden Drive. Access is proposed via an existing 12-foot-wide gravel access road from the existing temporary cul-de-sac at the end of Stone Eden Drive. A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on March 22, 2010, including (1) a statement of justification/narrative, prepared by the Applicant, dated March 17, 2010; (2) a traffic statement, prepared by the Applicant, dated March 8, 2010; and (3) a special exception plat (plan set), prepared by Stantec Consulting Services, Inc., dated March 2010. OTS also reviewed the approved subdivision plat for Phase 5 of the Stone Eden Farm subdivision (HAML 1999-0004) approved in 2000.

**Existing, Planned and Programmed Transportation Facilities**

The site is within the Hamilton Joint Land Management Area (JLMA), on the west side of Stone Eden Drive. Stone Eden Drive is described in further detail below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Stone Eden Drive** is a local secondary road that serves as the sole point of access to the Stone Eden Farm subdivision from Sands Road (Route 709) (to and from the east). As a local road, Stone Eden Drive is not part of the CTP network. Stone Eden Drive has been built to public road standards but has not yet been accepted for maintenance by the Virginia Department of Transportation (VDOT). The roadway consists of an approximately 22-foot paved shoulder and ditch section within a 50-foot right-of-way (ROW). A 30-foot emergency access easement (consisting of a gravel roadway) is in place from the existing temporary cul-

de-sac at the end of Stone Eden Drive south to Sands Road. A review of the SPEX plat and approved subdivision plats indicate that Stone Eden Drive may be extended southwest to provide a second connection to Sands Road in the future.

The 2003 Bike & Ped Plan does not reference Stone Eden Drive. Currently, there are no bicycle and pedestrian facilities along this roadway.

### **Review of Applicant's Traffic Statement**

The Applicant's traffic statement indicates that the well facility would generate only one (1) vehicle trip per day for routine maintenance and monitoring purposes. The statement notes that traffic impact will be minimal, and that there are no traffic safety issues related to Stone Eden Drive. A copy of the traffic statement is provided as *Attachment 2*.

### **Transportation Comment**

1. OTS notes that Stone Eden Drive is in the process of being accepted into the VDOT secondary road system. The Applicant should ensure that the existing gravel entrance onto Stone Eden Drive meets or will be improved to meet applicable VDOT entrance standards.

### **Conclusion**

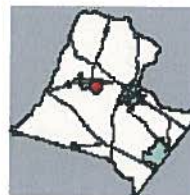
**Provided that the proposed access to the facility is acceptable to VDOT, OTS would have no objection to the approval of this application.**

### **ATTACHMENTS**

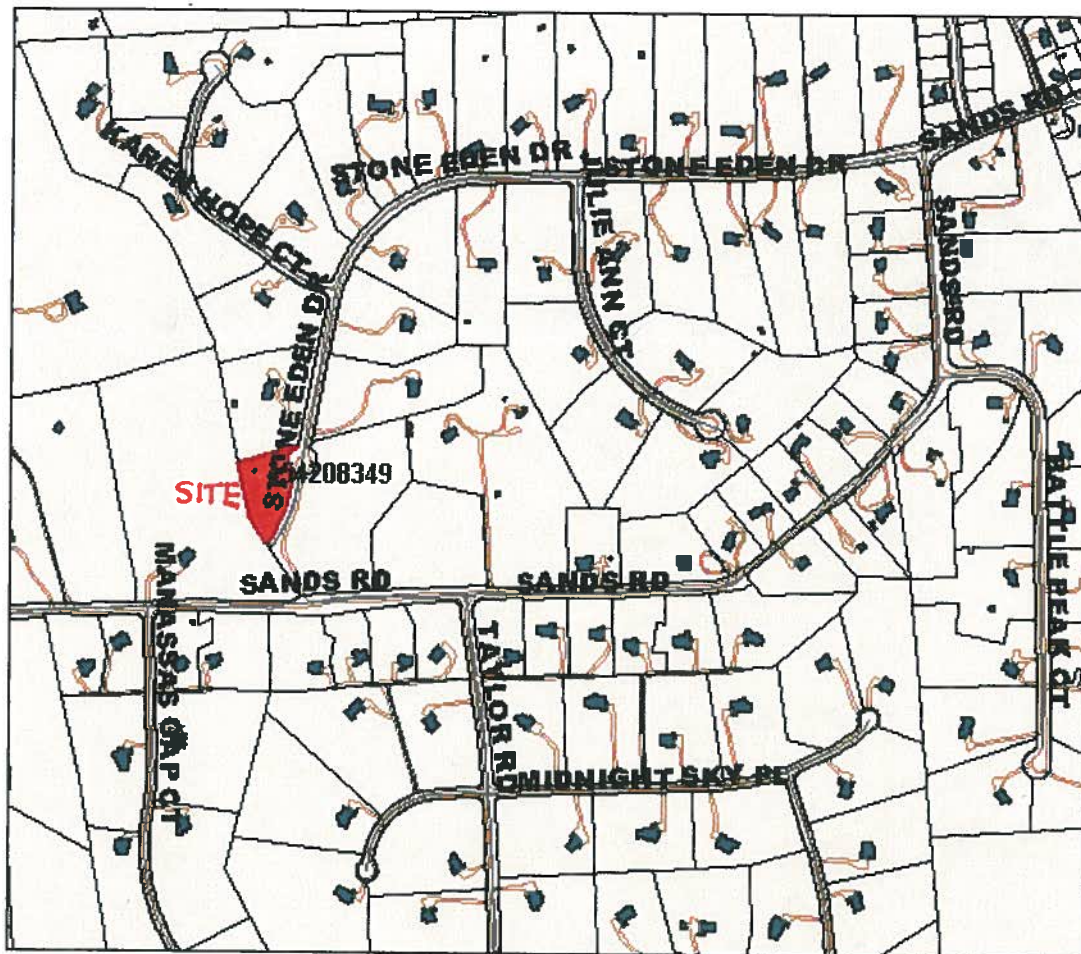
1. Site Vicinity Map
2. Applicant's Traffic Statement (March 8, 2010)

cc: Andrew Beacher, Assistant Director, OTS

## Loudoun County Mapping System



7,095,168



7,091,288

11,713,945

Map Width=4,436 feet

11,718,382

Created on 3/24/2010 12:13:55 PM

PIN	Address
454208349	38146 Stone Eden Dr Hamilton 20158

## ATTACHMENT 1

**Traffic Statement for Town of Hamilton Well Site  
Special Exception Application, MCPI 454-20-8349  
March 8, 2010**

The purpose of this letter is to provide a description of the proposed Town of Hamilton Well Site, the access and the projected trips associated with this use.

The Town of Hamilton seeks approval of a special exception to utilize an existing well for Town water supply purposes. Well 14 is located on a 1.3 acre well lot in the Stone Eden Subdivision, MCPI 454-20-8349. The property is split zoned A-3 and JLMA-3 and is located on Stone Eden Drive to the southwest of and less than one mile from the Town limits, within the Blue Ridge Election District.

The well facilities are within a fenced are of approximately 2100 SF in size include the well, a control building, and an emergency generator. A gravel drive from Stone Eden Drive provides access to the fenced facilities. All but the concrete pad for and the emergency generator are in place. The development of Well 14 is critical to meet the Health Department requirements for service to Town water subscribers including Harmony Intermediate and Kenneth W. Culbert Elementary Schools.

Access to the well site will be from Stone Eden Drive, a paved subdivision street. The traffic anticipated from the proposed well site will be minimal. It is projected that no more one round trip per day will be made to the site. The purpose of the trips will be to monitor the facility and to make certain the facility is operating properly. There will be no full time employees at the site, only the daily service checks. There are no safety related issues regarding Stone Eden Drive. There is a short unpaved section of Sands Road (Route 709)/St. Paul's Street (Route 710) west of South Hughes Street that is traversed in order to reach Stone Eden Drive. Stone Eden Drive is a recently constructed rural subdivision street in the State Maintained Roads system, meeting VDOT standards.

